




For Sale

400 Coldwater Cres

 Emerald Meadows

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 58.17' x 76.1'

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Premium corner end unit on huge pie shaped lot – a rare find with five bedrooms & five bathrooms including two ensuites. Lush garden wraps from attached garage to covered front porch with sitting area. Versatile layout, generous room sizes, tasteful design & loads of upgrades, shows like a model home! Boasting space for large multigenerational families or home offices separate from main living area. Gorgeous neutral tones, upgraded light fixtures, endless windows bringing bright & cheerful feel. Second level boasts open concept floorplan, living room anchored by gas fireplace with custom rustic wood surround & floating shelves, elongated dining room perfect for hosting & stunning Sous Kitchen featuring stone countertops, white marble backsplash, oversized island with overhang seating, upgraded appliances including Wolf gas range, large pantry & eat-in area. Primary retreat on top level complete with walk-in closet & serene ensuite bathroom - vanity with quartz counter, blue glass vessel sink & oversized walk-in shower with glass doors. Enjoy outdoor oasis in fully fenced yard with deck big enough to accommodate space for BBQing plus dining & lounge areas while leaving plenty of green space to enjoy.

Monahan Landing

Exceptional neighbourhood! Steps from pond, nature trails for walking & cycling, multiple family parks, splash pad, tennis courts, soccer fields & more! Close proximity to amenities & easy access to Transit, highway and city core.



Inclusions

- Kitchen appliances: LG french door refrigerator, 30" Wolf dual fuel gas range, hoodfan, LG dishwasher
- Washer & dryer, all light fixtures, all window coverings, bathroom mirrors, automatic garage door opener & remote, BBQ

Exclusions

- Deep freezer

Approximate Utility Costs

- Natural Gas (Enbridge): \$65/month
- Electricity (Hydro Ottawa): \$100/month
- Hot Water Heater, Rental (Reliance): \$55/month
- Water/wastewater: \$50/month
- Property taxes \$4,152/2021



Notable Features

- Move-in ready
- Shows like a model home
- Loads of upgrades
- Tasteful design
- Versatile layout
- Generous room sizes
- Upgraded light fixtures
- Smooth ceilings
- Welcoming foyer offering space to settle in
- Space for large multigenerational families or home offices separate from main living area
- Gorgeous neutral tones & crisp white accents
- Endless large windows throughout home bringing a bright & cheerful feel
- Golden Select laminate flooring throughout main living area
- Attached one car garage
- Conveniently located third floor laundry



Exceptional Layout

- First level with two bedrooms or space for private home offices, exercise or hobby room. Ensuite bathroom with granite countertop and modern grey tiles. Elegant powder bathroom.
- Second level boasts open concept floorplan
- Living room anchored by cozy natural gas fireplace with custom rustic wood surround & floating shelves
- TV ready wall above fireplace
- Upgraded Sous Kitchen
 - Deep upper & fridge gable
 - Bright stone countertops
 - White marble backsplash in brick pattern
 - Oversized island 7.3' x 3.5' with granite counters & overhang seating
 - Upgraded appliances including Wolf 30" dual fuel gas range
 - Sizeable pantry and eat-in breakfast area
- Elongated dining room perfect for entertaining
- Second powder bathroom
- Roomy third level features three well-proportioned bedrooms each with spacious walk-in closets. Two full bathrooms with 36" vanity height & granite counters
- Primary retreat features walk-in closet and spa-like ensuite bathroom
 - Elegant blue glass vessel sink
 - Oversized walk-in super shower 6" x 4" with glass doors & extended shower head height



Home Features & Systems

approximate ages

Appliances:

- 2015
 - LG French Door Style Refrigerator
 - 30" Wolf Duel Fuel Range
 - Hoodfan
 - LG Dishwasher
 - Washer & Dryer

Systems:

- 2014
 - Roof, Asphalt Shingles
 - Forced Air Furnace, Natural Gas
 - Windows & Doors
 - Central Air Conditioning
 - Baseboard heating for added comfort (1st floor only)

Expansive Outdoor Oasis

- Premium corner end unit on huge pie shaped lot 58.17 ft x 76.1 ft
- Covered front porch with sitting area
- Lush garden wraps from attached garage to covered front porch with sitting area
- Fully fenced yard
- Large 20 ft x 20 ft deck big enough to accommodate space for BBQing, dining & lounge area
- Plenty of green space to enjoy



**Are you ready
to make this
house a *home*?**

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